

SECTION 10 - FINAL PLATS

10-1 Applicability

Any owner or proprietor of any tract of land located wholly or partially within the boundaries of Fauquier County and wishes to subdivide the same in accordance with the definition of subdivision per Section 2-39 of this Ordinance, shall submit a plat of the proposed subdivision to the governing body or its designated agent for such purposes.

10-2 Application and Filing

An application for final plat approval shall be submitted to the agent accompanied by twelve (12) copies of the final plat, the required fee and all plans and support materials required by this Ordinance and the rules of the Agent. Such applications and materials may be filed at any time after the approval of the preliminary plat of subdivision or affordable housing development plan for applications qualifying as affordable housing developments under Section 2-400 of the Zoning Ordinance. The application shall be considered officially filed once approved by the agent in accordance with Section 10-3 of this Ordinance. Except for affordable housing development plans, no application shall be accepted for submission until all applicable review agency approvals have been submitted. (Amended by the Board of Supervisors on September 3, 1996.)

10-3 Application Review

The agent shall have seven (7) days to review the application, plat, plans and support materials in order to determine that the submission and content requirements have been met. Once the application is reviewed, the applicant shall be notified in writing of the acceptance or rejection of the submission. If accepted, the submission shall be officially filed and the plats, plans and materials shall be distributed for review to appropriate agencies for review and comments. If rejected, the package application materials will be returned to the applicant with a list of deficiencies. Concurrent with the distribution of materials for review, the Planning Commission and the Board of Supervisors shall be notified by letter of the official filing. (Amended by the Board of Supervisors on September 3, 1996.)

10-4 Final Plat Requirements

The final plat shall be prepared by a land surveyor or professional engineer licensed by the State of Virginia to practice as such. The plat shall be prepared at a scale no greater than 1" to 100' unless approved by staff. The sheet size for recording purposes shall not exceed 18" x 24". Where multiple sheets are required, a composite plat at a scale of 1" to 300' unless agreed to by the applicant shall be submitted on a sheet not to exceed 24" by 36".

A) The final plat shall show the following unless waived or modified by the Agent. The Agent may waive or modify any of these plat requirements upon request by the applicant and upon a finding by the Agent that the item waived is not needed for the specific application or that the modification serves the purpose of this Ordinance to at least an equivalent degree.

1) Title Page containing:

- a) Title under which the subdivision is proposed to be recorded. (Title must be the same as shown on preliminary plan.) Names proposed for subdivisions which are identical to or of such similar nature as to be confusing with the names of previously recorded subdivisions, towns, and unincorporated areas of the County shall be prohibited. (Amended by Board of Supervisors on February 19, 2002.)
 - b) A certificate signed by the Land Surveyor stating the source of the title of the owner of the land subdivided and the place of record of the last instrument in the chain of title.
 - c) Name of the individual or firm who prepared the plat.
 - d) Date of the plat.
 - e) Scale of the plat.
 - f) Name or number of a section if the part of a larger tract.
 - g) A statement that "the subdivision of the land described herein is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees". The statement shall be signed by such persons and duly acknowledged before some officer authorized to take acknowledgements of deeds.
 - h) Signature panel for governing body four (4) inches by four (4) inches.
 - i) Vicinity map, with north arrow, at a scale of one to two thousand (1"=2000') showing the relationship of the proposed subdivision to the adjoining property. The map shall show all adjoining roads, its names and numbers, town/county boundaries, subdivisions, and other landmarks within a one mile radius of the subdivision.
- 2) The north point arrow. If true north is used, the method of determination must be shown. If magnetic north is used, the date of the reading must be shown. If magnetic north is used, the date of the reading must be shown. If plat north is shown, the deed book and page must be shown. The top of the sheet shall be approximately north.
- 3) The boundary lines of the area being subdivided shall be determined by an accurate field survey with a traverse error of control not less than one in ten thousand feet. The boundary lines shall be computed based on the traverse and defined with bearings shown in degrees, minutes, and seconds to the nearest ten seconds and dimensions to be shown in feet to the nearest one hundredth of a foot.

- 4) All dimensions both linear and angular for locating lots, streets, alleys, public easements, and private easements; the linear dimensions shall be expressed in feet to the one hundredths of a foot, and all angular measurements shall be expressed by bearings or angles expressed to the nearest ten seconds.

All curves shall be defined by their radius, central angle, tangent length, chord bearings, chord distances, and arc lengths. Such curve data shall be expressed by a curve table lettered on the face of the plat, each curve being tabulated and numbered to correspond with the respective numbered curve shown throughout the plat.

- 5) Lot numbers in numerical order and block identification.
- 6) Location and material of all permanent reference monuments.
- 7) A definite bearing and distance tie shown where practical and reasonable between not less than two permanent monuments on the exterior boundary of the subdivision and further tie to existing street intersections where possibly and reasonably convenient.
- 8) Temporary cul-de-sac where needed. When one or more temporary turnarounds are shown, the following shall be included on the plat.

The area on this plat designated as temporary turnaround will be constructed and used as other streets in the subdivision until (street name) is/are extended to (street name) is/are extended to (street name) at which time the land in the temporary turnaround area will be abandoned for street purposes and will revert to adjoining lot owners in accordance with specific provisions in their respective deeds.

- 9) Horizontal grid ticks shall be provided every five (5) inches based upon the Virginia State Plane Coordinate System, 1983 adjustment if the site is within two (2) kilometers from a geodetic control monument that is accessible to the public. If the site is more than two (2) kilometers from such a monument, the coordinate values may be assumed, but the meridian must be related to true north.
- 10) Street names of all proposed streets. Names shall not duplicate existing or platted street names unless the new street is a continuation of an existing or platted street.
- 11) Total acreages of lots, common open space, streets, and total site acreage.
- 12) Notation "_____ is hereby dedicated for public use".
- 13) Private street notation as defined in 7-306 of the Zoning Ordinance if applicable.
- 14) All existing and proposed easements.

- 15) Existing and proposed right-of-way's and widths.
- 16) Seal and signature of a Virginia Licensed Professional Engineer or land surveyor.
- 17) One hundred year FEMA Floodplain and Floodway boundaries in effect at the time of submission; or a floodplain study approved by FEMA, where required by County Ordinances or proposed land disturbing activities or a statement that the site contains no 100-year floodplain.

10-5 Additional Submission Requirements

In addition to the final plat and content requirements thereof, the following support data shall be required at the time of submission: Except for subdivisions qualifying as affordable housing development plans under provisions of Section 4-200 of the Zoning Ordinance, all required support data shall have been approved by the appropriate reviewing agencies at the time of submission. Final approval of support materials for affordable housing development final plats shall be in accordance with procedures in Section 10-6 of this Ordinance. (Amended by the Board of Supervisors on September 3, 1996.)

A) Construction Plans, Title Page, Profiles and Specifications.

Eight (8) copies of the approved plans for drainage, streets (including cross sections and profiles), water supply, sewage disposal, sedimentation and erosion control, BMP's, stormwater management, existing sewers, water mains, culverts and other underground structures within the tract showing all pipe sizes, invert elevations, and grades and computations as may be required by the applicable ordinance shall be submitted with the final plat. At least one copy of the plans shall bear the signature of the agents of all review agencies on the appropriate title pages of the plans. The size of the construction plans shall not exceed 24" by 36". The plans shall bear the stamp and signature of the engineer or surveyor designing said plans on the title page and each page of the plans.

The requirements for the construction plan title page are as follows:

- 1) Not to exceed 25" by 36" in size.
- 2) Name and section of subdivision.
- 3) Sheet index of plans/pages.
- 4) Notes and conditions applicable to plans.
- 5) Name and address of owner and/or developer.
- 6) Name/address of engineering firm that prepared the plans.
- 7) Stamp and signature of engineer/surveyor who prepared the plans.

- 8) Present zoning and parcel identification number.
- 9) Vicinity map, with north arrow, at a scale of one to two thousand (1"=2000') showing the relationship of the proposed subdivision to the adjoining property. The map should show all adjoining roads, their names and numbers, town/county boundaries, and subdivisions, and other landmarks within a one mile radius of the subdivision.
- 10) Index of approved plans and date.

Agency Approved	Date
1) Fauquier County _____	_____
2) Fauquier County Health Department _____	_____
3) Fauquier County WSA _____	_____
4) John Marshall SWCD _____	_____
5) Marshall Waterworks _____	_____
6) County Engineer (SWM, BMP, Private Streets) _____	_____
7) County Soil Scientist _____	_____
8) Town of Remington _____	_____
9) Town of Warrenton _____	_____
10) Virginia Department of Transportation _____	_____

- B) Final Construction Plans for subdivisions, resubdivisions or revisions, including the following minimum information as part of the final plans:
 - 1) All construction plans shall be drawn to a scale of not greater than one (1) inch to one hundred (100) feet, unless agreed to by the applicant.
 - 2) North arrow, match lines, sheet numbers, and sheet index.

- 3) Date of plan.
 - 4) Topographic map with a contour interval of not greater than 2 feet tied to U.S.G.S. datum.
 - 5) Seal and signature (on each sheet) by a Virginia Licensed Professional Engineer or land surveyor.
 - 6) Existing and proposed sanitary sewer, storm sewer and water, to include plan view and profiles.
 - 7) Projected traffic volumes, both existing and estimated, traffic splits, and method of determination. VDOT approved road classification.
 - 8) Existing and proposed streets and names, alleys, travelways, parking bays, and sidewalks, including plan view, profiles, culverts, bridges and typical roadway sections.
 - 9) Storm drainage system plans including stormwater management as outlined in the Fauquier County Stormwater Management Ordinance. Plans should be sufficient to build structure and outfall. Drainage divides and summary should be shown on the plans. (Amended by the Board of Supervisors September 16, 2002.)
 - 10) Soil and erosion control plans including stormwater management as outlined in the Fauquier County Stormwater Management Ordinance. Plans should be sufficient to build structure and outfall. Drainage divides and summary should be shown on the plans.
 - 11) Offsite drainage map from U.S.G.S. scale topographic maps showing location of property and all drainage divides that parcel is a part of.
 - 12) Existing and proposed easements and rights-of-way, including width, use and owner.
 - 13) Use of all abutting or contiguous parcels.
 - 14) Watercourses and their names.
 - 15) Existing and proposed buildings, and their uses and setbacks.
 - 16) Where hydric soils have been identified by the soil report, the County if it deems necessary shall require evidence of all wetland permits required by law prior to authorizing grading or other on-site activities to begin.
- C) Calculations for drainage, stormwater management, BMP's waterline flows, sewerage flows, or other areas where necessary for agency review of engineering methods, sealed and signed by a Virginia Licensed Professional Engineer or surveyor (with a 3-B license). These calculations may be included on pages of the construction plans. Stormwater Management plans shall be prepared in

accordance with the Fauquier County Stormwater Management Ordinance.
(Amended by the Board of Supervisors September 16, 2002.)

- D) Floodplain study as approved by FEMA where applicable. Where no FEMA floodplain is shown, calculations shall be performed to show generally the 100 year floodplain elevations and boundaries in defined drainageways.
- E) Approved hydrogeologic study when required.
- F) Soils Report and Map.
- G) Private restrictions and their period of existence.
- H) Bond estimate for all required public and private improvements including breakdowns.
- I) Fees in accordance with the Fee Schedule.
- J) Developer agreements with the Town of Warrenton, Town of Remington, Marshall Waterworks, or the Fauquier County Water and Sanitation Authority, where applicable.

10-6 Approving Authority Review and Approval of Final Plats

- A) The Fauquier County Board of Supervisors shall be the approval authority for final plats. The Board of Supervisors shall review final plats and shall indicate approval or disapproval of all plats within sixty (60) days of the date the plat was officially filed, unless an extension is agreed to by the applicant. Review of final plats and supporting materials for affordable housing developments shall include, where necessary, a meeting, to be held no later than forty-five (45) days following the official filing date, with the applicant, Community Development staff and review agencies to discuss deficiencies that must be corrected prior to Board of Supervisors' approval. The calculations of the review period shall include only that time when the plats or plans are under County or review agency review and shall not include such time as may be required for applicant revisions or modifications in order to comply with plat and plan regulations. (Amended by the Board of Supervisors on January 22, 2002.)
- B) Approval of the final plat by the Board of Supervisors shall be void unless the approved plat is recorded within six (6) months after approval. All approved final plats shall be filed in the Office of the Circuit Court of Fauquier County. No such plat of any subdivision shall be recorded by the Clerk of said Court unless and until it has been approved by the agent for subdivision administration. (Amended by the Board of Supervisors on January 22, 2002.)

10-7 Final Plat Approvals and Conditions

The final plat shall not be approved for recordation unless the plat is in substantial compliance with the approved preliminary plan and in full compliance with all applicable ordinances and regulations. An applicant who submits a final plat for approval which is not in compliance with the approved preliminary plan shall first submit and receive

approval of a revised preliminary plan in accordance with the requirements of Section 9 of this Ordinance. The final plat shall not be approved for recordation until the subdivider has complied with the requirements and standards of design in accordance with this ordinance and other applicable ordinances and has provided a performance bond to cover the cost of necessary improvements in lieu of construction, to the satisfaction of the governing body. Approval of the final plat shall be shown by signature of the agent of the governing body. (Amended by the Board of Supervisors on January 22, 2002.)

10-8 *Extensions*

Upon written request by the applicant, the County may extend the recordation period beyond the original six (6) month limit. Such request shall be filed thirty (30) days prior to the expiration of the plat approval and shall state the justification for the extension. Decisions on extensions shall be based on efforts by the applicant to meet requirements for recordation and the applicant's development history in the County. In no case shall an extension be granted in excess of twelve (12) months beyond the initial six (6) month approval.

10-9 Any final plat of a proposed development deemed not in conformance with the additional design and performance standards in Section 9-13 by the Planning Commission, or governing body, where applicable, shall not be approved. (Amended by Board of Supervisors on January 22, 2002.)